

March 29, 2006

To: Village of Rockton Planning Commission Members
Village of Rockton Zoning Board of Appeals Members

From: Dean G. Mohring Rockton Township Trustee

Subject: Cannell Pre-annexation Agreement

I obtained a copy of the Cannell Pre-annex agreement off the Village of Rockton Web Site.

I feel that you should be aware of some of the facts we have discovered in our analysis of the proposed development. The article in the March 28, 2006 Beloit Daily News indicates that Cannell and the Village have **already** "entered into a pre-annexation agreement with the Village of Rockton." The article also references the **South Beloit Sanitary District's** Superintendant of Waste Treatment. Be aware that much of the sewage sludge came from the **City of Beloit**. The City of Beloit had a lot of heavy industry involved in plating during the 60's through the 80's. Heavy metals such as lead, chromium, cadmium, zinc, and titanium find their way into the sewage sludge and can cause severe developmental problems for children and numerous neurological disorders in adults as well.

Several wells adjacent to the proposed Cannell property have been sampled and analyzed for heavy metal contamination. Elevated levels have been found in three of the four wells tested thus far.

Attached is a letter dated April of 1982 and written by neighbors to the Cannell property. I obtained the letter, (copy) from the City of Beloit's files. Please read it carefully. How prophetic they were on the future of this land.

Can any of us approve individual wells and septic systems on land such as this without knowing positively that there is no health hazard?

EPA Region 5 Records Ctr.



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The Cannell property and numerous other sites west of the Rock River were used to dispose of sewage sludge from the 1960's to the present time. Much of this sewage sludge came from the City of Beloit, Wisconsin. Our concern is that this sludge contained excessive heavy metal contamination such as lead, chromium, zinc, titanium, etc. which come from plating done by heavy industry.

The IEPA issued permits and required record keeping starting in the mid 1970's. Permits were issued but little if any onsite inspection was done by either the IEPA or Beloit Officials to insure that regulations were followed. One such regulation was that no sludge was to be applied within 150 feet of any private well. Neighboring wells East of Prairie Road are in some cases under the 150 foot limit. Neighbors report that entire tanker loads were dumped in one spot if trucks became stuck. One IEPA letter to the City of Beloit states that nearly three times the allowed limit was applied and requested that Beloit follow the regulations or risk losing their permit.

Even though an old IEPA report showed acceptable results, current analysis of water wells adjacent to this property show elevated levels of heavy metal contamination. Three of four water samples taken along Prairie Road showed elevated contaminants. These contaminants cause all manner of health related issues.

To approve this development without acceptable soil and water analysis results would jeopardize both current and future residents of this area. Even if water and sewer lines were brought from Rockton, the question remains whether soil contaminants such as lead would be harmful to children playing in the dust of the planned soccer field or vegetables from a back yard garden were eaten.

Letter Sent to Winnebago County ZBA

What should be done about the Cannell/Puri planned community?

It should be said again, we are not against development. If this was a good development, we the neighbors would be happy and for it. If this was a good plan and it fit in our neighborhood it would be great. Then we wouldn't have a problem now or in the future. It would be done and everyone would be pleased.

But we were allowed no input. It was all based on how much money they could make.

So, what's the problem? It just doesn't fit! The sludge contamination is the worst problem. The test Mr. Cannell has taken showed the same heavy metals (only in safe limits) that are in our well. His test was 4 holes at 12 inches deep. Does this make his land safe? Hardly! There is a lot to look at below 12 inches and on 123 acres. By digging basements, roads and drain fields, etc., he will be pulling all that's contaminated back to the surface. This contaminated soil will be blown around by the wind and everyone will get to breathe it again.

At least two people in the area are already sick and others are showing signs of illness. One has heavy metals in her body and the other had tumors in her lungs and will have to deal with it for the rest of her life. Is this right?

Think about it! Is it really worth the millions Cannell says he is going to make on this development? For once, let's do it right.

There are many more issues to discuss but think about this one for now. It really is a matter of great importance.

Do you know how toxic waste is disposed of? Is it spread on larger areas to the point where it won't hurt you? How much do you want in your yard?

Be a good citizen and take your fair share because we have more than we need. Thank you.

Donald J. Stien